ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item
Meeting of September 25, 2010

DATE: September 1, 2010

SUBJECT: Approval and Acceptance of a Confirmatory Deed of Dedication from Steve Koumas and Maria G. Koumas to the County for a Portion of the Property Located at 1621 North Quincy Street, Arlington, Virginia (RPC# 06024010).

C. M. RECOMMENDATION:

1. Approve the attached Confirmatory Deed of Dedication from Steve Koumas and Maria G. Koumas, to the County Board of Arlington County, Virginia ("Deed"), confirming the dedication of a portion of the property located at 1621 North Quincy Street, Arlington, Virginia (RPC# 06024010) for public right of way purposes; and

2. Authorize the Real Estate Bureau Chief, Engineer and Capital Projects Division, Department of Environmental Services, or his designee, to accept the Deed on behalf of the County Board, subject to approval as to form by the County Attorney.

ISSUE: The County Board is required to approve and authorize acceptance of Deeds of Dedication to the County. There are no outstanding issues.

SUMMARY: This is a request for the County Board's approval and authorization to accept the Deed attached hereto as Attachment 1.

BACKGROUND: On October 18, 1979, Steve Koumas and Maria G. Koumas ("Owners") countersigned a letter from the County, wherein they offered and agreed to dedicate a portion of their property at 1621 North Quincy Street, Arlington, Virginia (the "Property") to the County, in fee simple, for public right of way purposes. The offer was made in exchange for the County agreeing to install certain concrete curb, gutter and sidewalk improvements on the portion of the Property to be dedicated to the County and on a portion of their remaining Property. The location of the Property is depicted on the attached Vicinity Maps. The County accepted the Owner's offer of dedication by constructing, using, and maintaining public improvements on the portion of the Property agreed to be dedicated to the County, and by constructing the other promised improvements on a portion of the Owner's remaining Property, consistent with the offer. No

County Manager: MB MAA

County Attorney: BAK BAK

25.

Staff: Lynne Porfiri, DES - Real Estate Bureau

Deed of Dedication or plat for the area agreed to be dedicated to the County was recorded among the County land records.

DISCUSSION: The Owners have continuously owned the Property since the offer, in 1979, and acceptance of dedication to the County. The Owners now agree to re-confirm the dedication by executing and delivering the attached Deed to the County. The Deed specifically identifies the five hundred eight-two (582) square foot area of the Property dedicated to the County for public right of way purposes. It is in the County's best interest to accept and record the Deed and attached plat among the County land records. A recorded Deed and plat, memorializing the dedication and specifically identifying the area of the dedication to the County, will prevent potential future confusion concerning the owner and spatial area of the dedicated portion of the Property.

FISCAL IMPACT: There will be no fiscal impact to the County related to the Confirmatory Deed of Dedication.

RECORDING REQUESTED BY,
AND WHEN RECORDED RETURN TO:

Real Estate Bureau Chief
Engineering & Capital Projects Division
Department of Environmental Services
Arlington County Government
2100 Clarendon Boulevard, Suite 800
Arlington, Virginia 22201

Exempt from Recordation Tax
Per Virginia Code § 58.1-810

CONFIRMATORY DEED OF DEDICATION

THIS CONFIRMATORY DEED OF DEDICATION ("Deed") is made as of this ____ day of _____, 2010, by and between **STEVE KOUMAS** and **MARIA G. KOUMAS**, his wife ("Grantors"), and **THE COUNTY BOARD OF ARLINGTON COUNTY, VIRGINIA**, a body corporate and politic ("Grantee" or, the "County"), Grantee.

RECITALS:

R-1 By virtue of a deed, dated October 11, 1965, and recorded in Deed Book 1602 at Page 152 among the land records of Arlington County, Virginia, the Grantors are the owners of certain real estate known as 1621 N. Quincy Street, Arlington, Virginia (RPC #06024010), more specifically described in such deed (the "Property").

R-2 On October 18, 1979, Grantors each signed a letter whereby the Grantors offered and agreed to dedicate to the County a portion of the Property for public right of way purposes in consideration of the County installing certain curb, gutter and sidewalk improvements on abutting public property and on a remaining portion of the Grantor's Property.

R-3 The County accepted the Grantor's offer of dedication by constructing and using the improvements on the abutting public property and by constructing the private improvements on a remaining portion of the Property consistent with the Grantee's offer.

RPC: 06024010
Address: 1621 N. Quincy Street, Arlington, Virginia

R-4 The portion of the Property dedicated to the County ("Dedicated Property") is more particularly shown on a plat entitled "Plat Showing Area Acquired for Public Right of Way Purposes on Part of Lot 1 and Part of the Reserved Lot, F.C. Roe Subdivision of Lot T Elizabeth T. Schutt Property, D.B. 255, PG. 561, Arlington County, Virginia" prepared by Steven J. Learnard, dated March 31, 2010. The plat was approved on March 31, 2010 by the Arlington County Subdivision & Bonds Administrator (the "Plat"), and is attached hereto and made a part hereof.

R-5 No Deed of Dedication or plat was recorded among the Land Records of Arlington County.

R-6 By this Deed, the Grantors more specifically identify the five hundred eighty-two (582) square feet, more or less, of Dedicated Property and re-confirm the dedication thereof to the County for public right of way purposes.

NOW, THEREFORE, in order to more specifically identify the Dedicated Property by survey as five hundred eighty-two (582) square feet, more or less, and to re-confirm such dedication and the more specific area thereof, Grantors do hereby dedicate, re-confirm, grant and convey in fee simple, to Grantee, for public right of way purposes the Dedicated Property as shown on the Plat.

The Recitals are incorporated into this Confirmatory Deed of Dedication.

[SIGNATURES AND SEALS APPEAR ON THE FOLLOWING PAGES]

RPC: 06024010
Address: 1621 N. Quincy Street, Arlington, Virginia

WITNESS the following signatures and seals:

GRANTOR:

Steve Koumas

STEVE KOUMAS

State: Virginia
County: Arlington

The foregoing instrument was acknowledged before me on this 19th day of April, 2010, by **Steve Koumas**, Grantor.

Notary Public: Lynne T. Porfiri
My Commission expires: 1/31/2011

LYNNE T. PORFIRI
NOTARY PUBLIC
COMMONWEALTH
OF VIRGINIA
My Commission Expires
January 31, 2011
ID# 148905

GRANTOR:

Maria G. Koumas

MARIA G. KOUMAS

State: Virginia
County: Arlington

The foregoing instrument was acknowledged before me on this 19th day of April, 2010, by **Maria G. Koumas**, Grantor.

Notary Public: Lynne T. Porfiri
My Commission expires: 1/31/2011

LYNNE T. PORFIRI
NOTARY PUBLIC
COMMONWEALTH
OF VIRGINIA
My Commission Expires
January 31, 2011
ID# 148905

RPC: 06024010
Address: 1621 N. Quincy Street, Arlington, Virginia

GRANTEE:

Accepted on behalf of the County Board of Arlington County, Virginia pursuant to a resolution, motion, or action of the County Board duly adopted on _____.

By: _____
Name: _____
Title: _____

STATE OF VIRGINIA:
COUNTY OF ARLINGTON: to-wit:

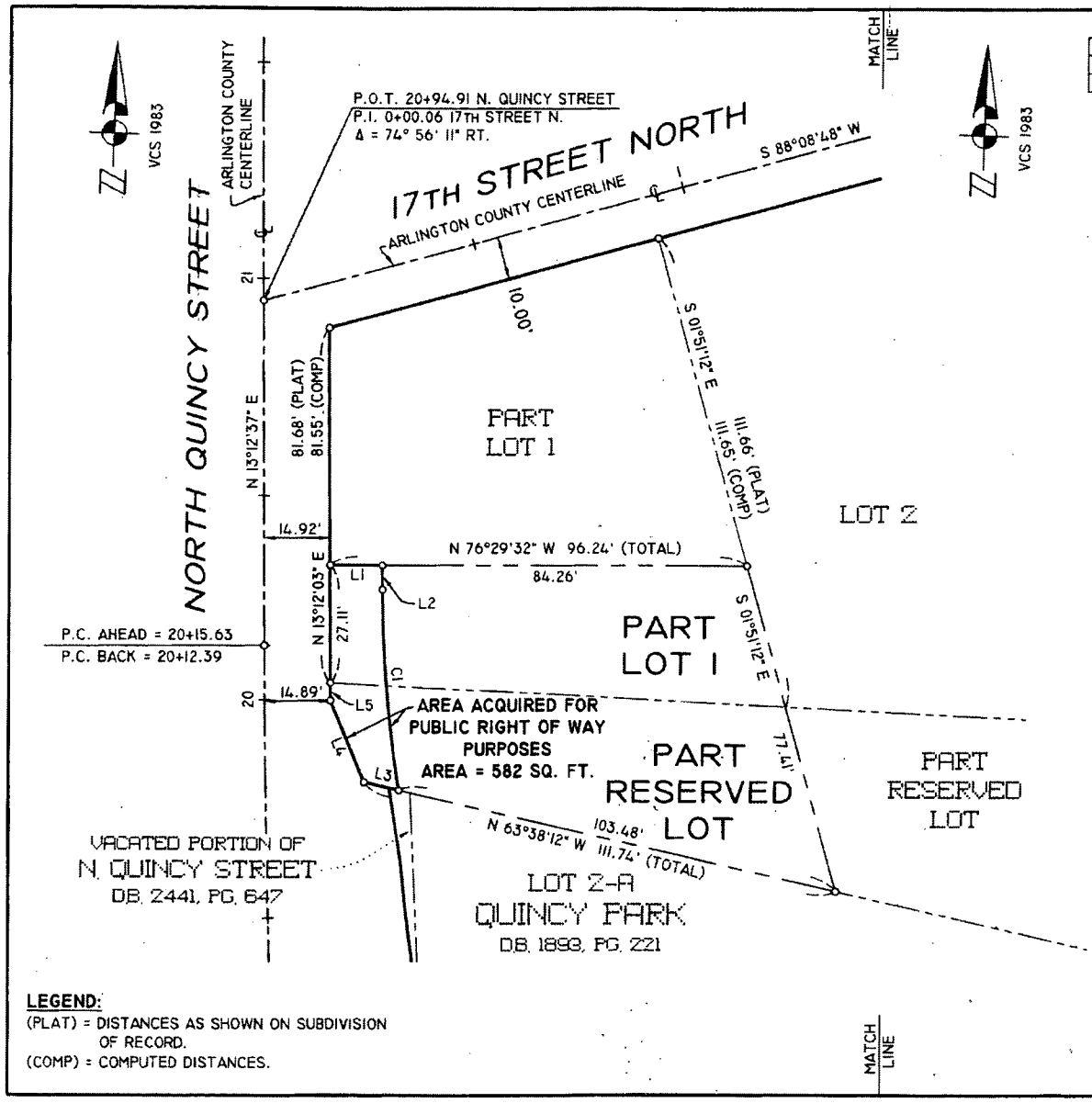
The foregoing instrument was acknowledged before me this _____day of _____, 2010, by _____, on behalf of THE COUNTY BOARD OF ARLINGTON COUNTY VIRGINIA, a body corporate and politic.

_____
Notary Public

My commission expires: _____

Approved as to form: _____
County Attorney

RPC: 06024010
Address: 1621 N. Quincy Street, Arlington, Virginia



LEGEND:
(PLAT) = DISTANCES AS SHOWN ON SUBDIVISION OF RECORD.
(COMP) = COMPUTED DISTANCES.

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
C1	294.95'	8°58'33"	46.21'	23.15'	46.16'	S 08°42'46" W

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 76°29'32" E	11.98'
L2	S 13°12'03" W	5.62'
L3	N 63°38'12" W	8.26'
L4	N 08°45'01" W	20.18'
L5	N 13°12'03" E	4.00'

GRAPHIC SCALE

25 0 25

SCALE: 1" = 25'

COMMONWEALTH OF VIRGINIA
3/31/2010
STEVEN J. LEARNARD
Lic. No. 2380
LAND SURVEYOR

RPC# 06024010
OWNER: STEVE AND MARIA G. KOUMAS
D.B. 1602, PG. 152
ADDRESS: 1621 N. QUINCY STREET

ARLINGTON, VIRGINIA

DEPARTMENT OF ENVIRONMENTAL SERVICES
ENGINEERING & CAPITAL PROJECTS DIVISION

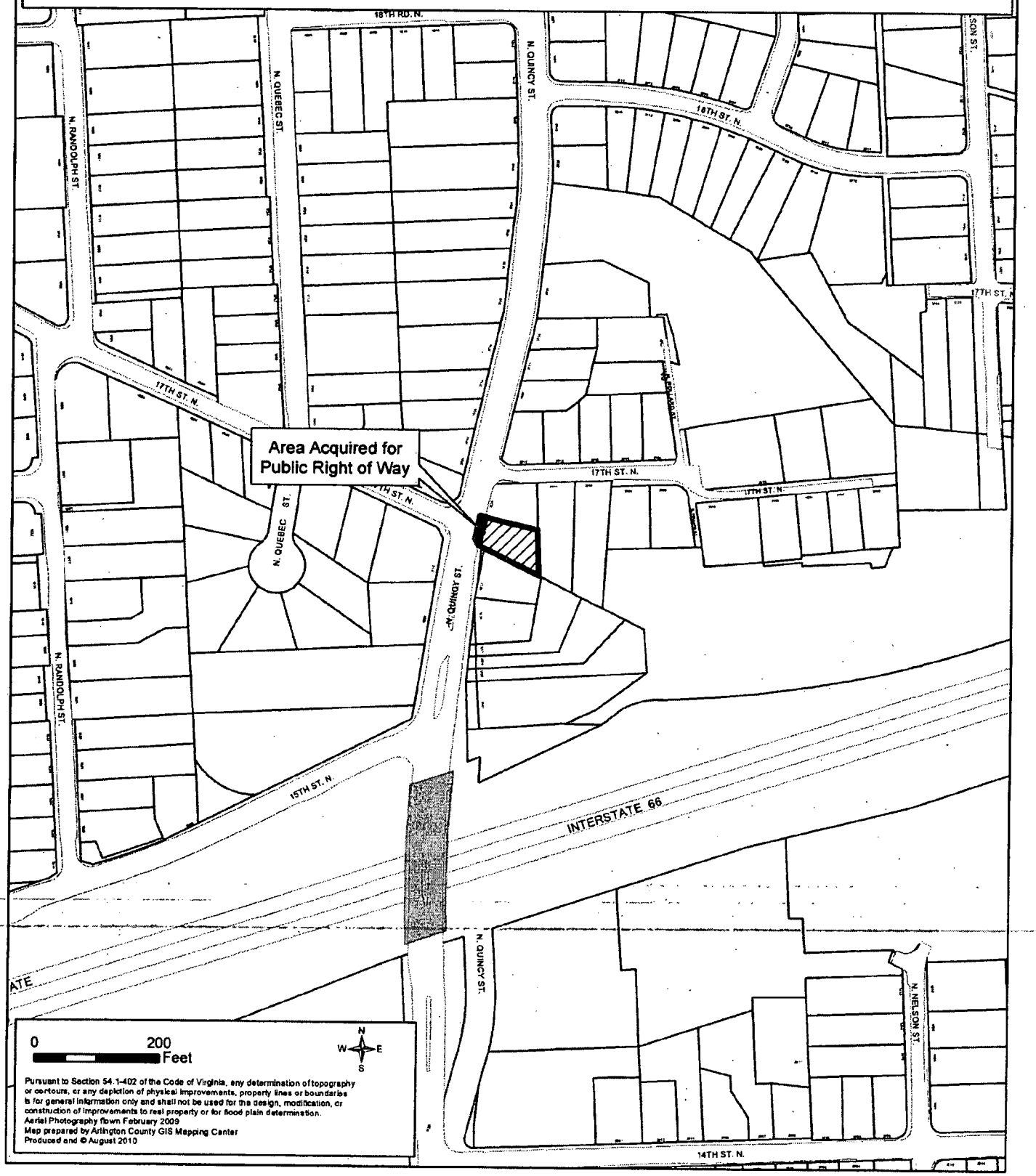
PLAT SHOWING
AREA ACQUIRED FOR PUBLIC RIGHT OF WAY PURPOSES ON
PART OF LOT I AND PART OF THE RESERVED LOT
F.C. ROE SUBDIVISION OF LOT T

ELIZABETH T. SCHUTT PROPERTY

D.B. 255, PG. 561
ARLINGTON COUNTY, VIRGINIA

SCALE : 1" = 25'	DRAWN BY : SJL	CHECKED BY : RLF
CADD FILE :	DATA\PLATS\MAP 43\13\06024010RW.DWG	
APPROVED : 3-31-10		APPROVED : 3-31-2010
COUNTY SURVEYOR		SUBDIVISION & BONDS ADMINISTRATOR

Vicinity Map
1621 North Quincy St
RPC # 06024010



Vicinity Map
1621 North Quincy St
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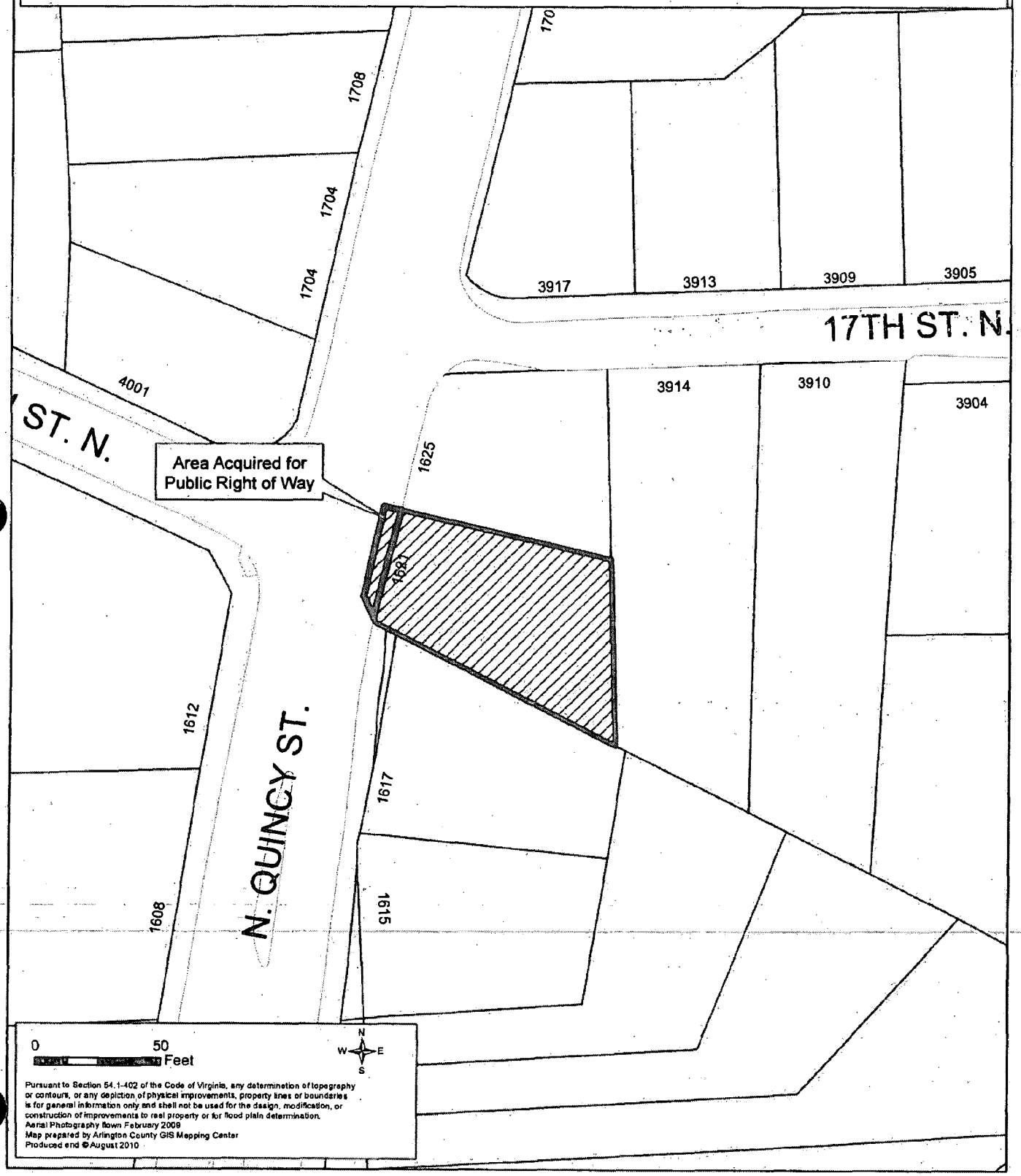

Vicinity Map
1621 North Quincy St
RPC # 06024010